



FOR SUBLEASE

2500 INDUSTRIAL AVENUE

HUBBARD, OR 97032

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PROPERTY DESCRIPTION

Rare opportunity to sublease a 10,000 SF industrial building on 7.08 acres of graveled and partially paved yard area. The 10,000 SF industrial building comprises roughly 5,000 SF of office space and 5,000 SF of warehouse space. The warehouse portion includes one (1) grade-level door measuring 17' wide and 14' high. The yard area is heavily compacted as the previous tenant used it as a storage yard for their crane operations. The yard area does have lighting, and the south side has concrete pads for trailer stabilizers.

PROPERTY HIGHLIGHTS

- 7.08 acres site
- 10,000 SF industrial building (50% office/ 50% warehouse)
- On site fuel tank
- 14'6" clear height in the warehouse
- Industrial Zoning, City of Hubbard
- Sublease term through May 31, 2031
- Landlord is willing to sign a longer term lease

OFFERING SUMMARY

Lease Rate:	Call Brokers for Rates
Available SF:	10,000 SF
Lot Size:	7.08 Acres

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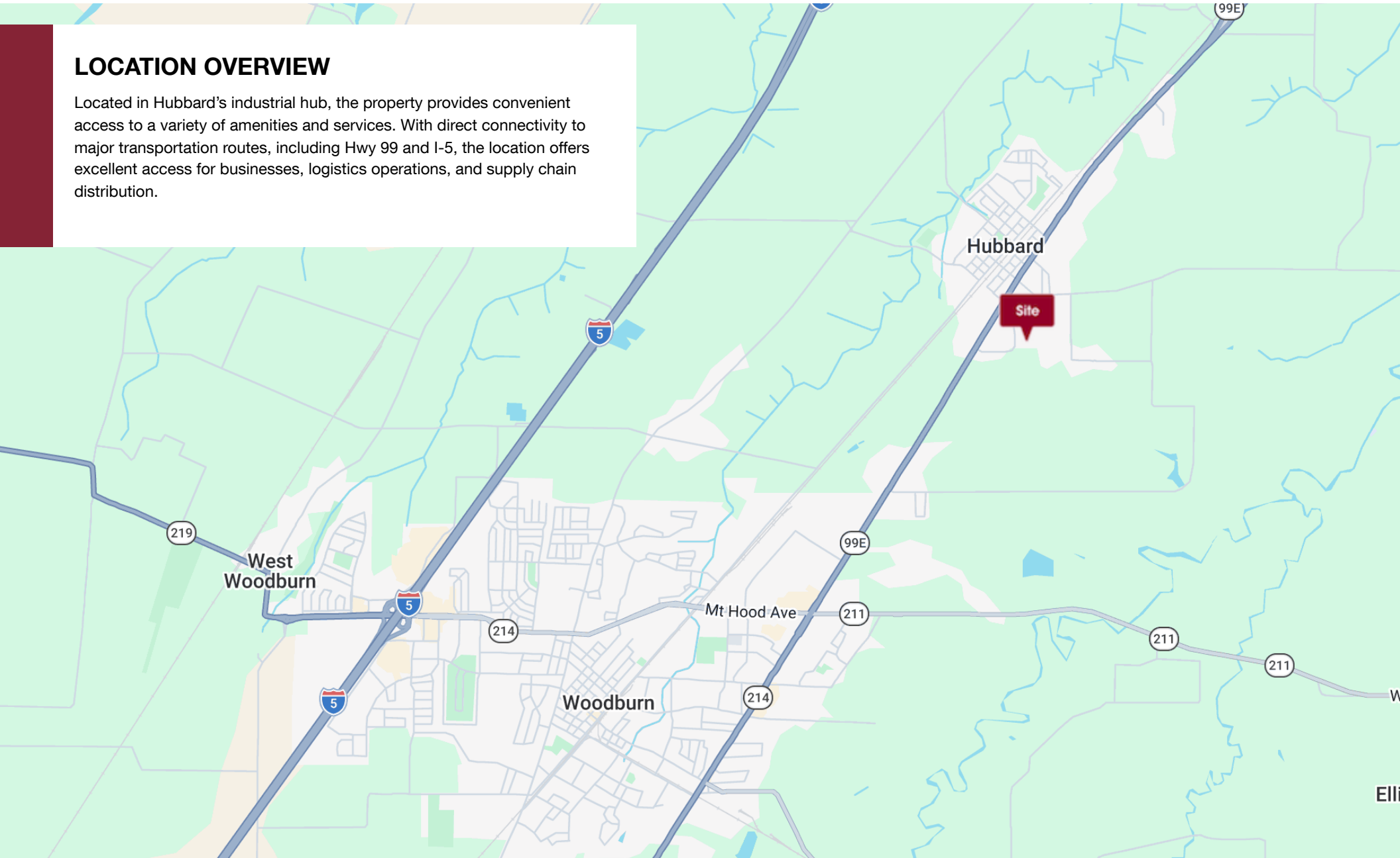
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LOCATION OVERVIEW

Located in Hubbard's industrial hub, the property provides convenient access to a variety of amenities and services. With direct connectivity to major transportation routes, including Hwy 99 and I-5, the location offers excellent access for businesses, logistics operations, and supply chain distribution.



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